

Westfield-Washington Advisory Plan Commission held a meeting on Monday, August 15, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Cindy Spoljaric, Pete Emigh, Dan Degnan Steve Hoover, Robert Spraez, Robert Horkay, and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve the July 18, 2011 minutes as presented.

Motion: Spoljaric; Second: Hoover; Vote: Passed by Voice Vote

Murray reviewed the Advisory Plan Commission Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1101-PUD-02
Petitioner	Wilfong Land Companies, LLC
Description	Springmill Trails PUD
	SR 32 & Casey Road; Petitioner requests a change in zoning of approximately 901 acres from the Eagletown PUD to the Springmill Trails PUD.

Todd reviewed the petition's recent history. He stated that there were a number of comments and concerns raised at the July 18, 2011 APC meeting, and that the petitioner submitted a revised PUD ordinance in anticipation of an August 1, 2011 APC meeting. He further stated, however, that between the submission and the August 1, 2011 meeting, additional comments were brought forward and there was not enough time for the petitioner to make changes and provide a revised ordinance for the August 1, 2011 meeting; therefore, the petition was continued for two weeks. Todd stated that the revised ordinance addresses comments raised at the July 18, 2011 meeting in addition to new comments which came out of the August 1, 2011 submittal. He added that all comments received to-date have been reviewed and address by the petitioner. Todd highlighted exhibits provided in the packet materials

Mr. Jon Dobosiewicz, Nelson & Frankenberger, reviewed the petition's history and asked the Commission to forward the petition on to the Westfield City Council with a positive recommendation.

Hoover asked to include "Sporting Good Stores" to the list of businesses limited to a maximum of 25,000 square feet in the Mixed Use District.

Dobosiewicz agreed to make that modification prior to submitting for City Council consideration.

Spoljaric expressed concern with the proposal and wondered if the benefits of the project outweigh the

1 costs. She expressed her desire to see this ordinance improved further before sending it to the City
2 Council.

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4 Hoover stated that if this was a brand new PUD proposal, that there are still some things that he would
5 like to see changed. However, he added that since this proposal is replacing an existing PUD ordinance,
6 that the Springmill Trails PUD Ordinance is much better than what is currently approved under the
7 Eagletown PUD Ordinance.

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9 Motion to send 1101-PUD-02 to the Westfield City Council with a positive recommendation, with a
10 condition that "Sporting Good Stores" be added to the list of businesses limited to a maximum of 25,000
11 square feet in the Mixed Use District.

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13 Motion: Hoover; Second: Horkay; Vote: 7-1 (Spoljaric)

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16 **CITY COUNCIL LIAISON**

17
18 Hoover stated at the last meeting the Council approved the Grand Park Annexation Fiscal Plan and the
19 Grand Park annexation ordinance. He also reported that an ordinance on prevention of mail box
20 obstruction was introduced at the last Council meeting.

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24 **ADJOURNMENT** (7:23 p.m.)

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26 Approved (date)

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29 _____
President, Robert Smith, Esq.

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Vice President, Cindy Spoljaric

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Secretary, Matthew S. Skelton, Esq.
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